



37 Bromley Crescent
Shortlands, Shortlands, BR2 0HA
£675,000 Freehold EPC: D

 **Maguire Baylis**



A beautifully presented Victorian semi-detached house providing spacious four bedroom/two bathroom accommodation, located within a highly popular residential road conveniently situated between Shortlands and Bromley High Street offering access to the many shops, restaurants, cafes and bars.

This delightful property has been lovingly modernised to a high standard over recent years - with a loft conversion completed in 2022 - and provides bright spacious accommodation throughout. Internally, the property comprises an entrance hallway, a 20'5 through lounge with period feature fireplace, a modern fitted kitchen with built-in oven and hob.

Upstairs, via a spacious landing, the first floor features two well proportioned bedrooms plus a large and well-appointed bathroom featuring a four piece suite with bath plus separate shower cubicle. The top floor provides two further bedrooms - the master featuring a luxuriously appointed en-suite shower.

Outside, the good size, but manageable, rear garden provides an attractive aspect offering much seclusion and extends to around 40'.

The property is located close to the popular Queensmead Park, plus the incredibly popular Shortlands Tavern Pub. There is also a great choice of local schools including Highfield (0.4m), St Marks (0.3m) and Valley (0.33m) plus the Harris Academy Primary school just 0.1 m away. Nearby stations include Shortlands (0.5m) , Bromley South (0.5m) and Bromley North (0.7m).

- VICTORIAN SEMI DETACHED HOUSE
- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- LOVELY 20' THROUGH LOUNGE WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- ATTRACTIVE PRIVATE REAR GARDEN
- HIGHLY POPULAR & CONVENIENT CUL DE SAC
- WALK TO TOWN CENTRE & MAINLINE STATIONS
- EPC - BAND D



Bromley Crescent BR2



Total Area: 102.5 m²... 1103 ft²



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

ENTRANCE PORCH

Outside light, tiled front step.

HALLWAY

Part double glazed composite front door, radiator, wood effect flooring, stairs to first floor.

THROUGH LOUNGE

20'5 x 12' (narrowing to 11'2) (6.22m x 3.66m (narrowing to 3.40m))

Double glazed windows to front plus double glazed window to rear, two radiators, cast iron feature period style fireplace with tiled insets and hearth, useful built-in understairs storage cupboard.

KITCHEN

10'6 x 8'10 (3.20m x 2.69m)

Double glazed windows to rear and side, fitted with a comprehensive range of modern white wall and base units with worktops to three walls, inset Bosch electric hob with extractor hood over, built-in oven and microwave, integrated dishwasher, space for washing machine, cupboard housing gas boiler, vinyl flooring, radiator, part glazed door to garden.

FIRST FLOOR LANDING

Stairs to top floor.

BEDROOM 2

14'7 x 10' (4.45m x 3.05m)

Two double glazed windows to front, good range of modern fitted wardrobes, radiator.

BEDROOM 3

10' x 8'4 (to chimney breast) (3.05m x 2.54m (to chimney breast))

Double glazed window to rear, radiator, two built-in double wardrobes within recesses.

BATHROOM

9' x 7'7 (plus door recess) (2.74m x 2.31m (plus door recess))

Double glazed window to rear, fitted with a modern white suite with chrome fittings comprising panelled bath with mixer tap/shower attachment, separate oversized shower cubicle, fitted wash basin with built-in storage under, low level WC, vinyl flooring, radiator, heated towel rail, fitted wall mirror with lighting.

TOP FLOOR LANDING

BEDROOM 1

13'2 (max - narrowing to 10') x 10'1 (plus door re (4.01m (max - narrowing to 3.05m) x 3.07m (plus doo)

Two double glazed skylight windows to front, radiator, built-in eaves storage to front.

EN SUITE SHOWER

Double glazed window to rear, fitted with a well-appointed suite comprising full width shower cubicle, fitted wash basin with storage under, WC, part tiled walls, heated towel rail, wall mirror with LED light and de-mist element, tiled flooring, extractor fan.

BEDROOM 4

9'4 (plus door recess) x 7'9 (2.84m (plus door recess) x 2.36m)

Double glazed window to rear, radiator.

GARDEN

38' x 17'6 (11.58m x 5.33m)

An attractive rear garden providing a pleasant outlook. Mainly laid to lawn with two paved patio areas, side access via gate, outside tap and power points. Security light.

PARKING

On street parking. Residents parking permits required between 12 - 2pm Monday to Saturday. Permits available to purchase at £60 per year, per permit. Guest permits are also available, if required.

COUNCIL TAX

London Borough of Bromley - Band D.



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.